

STATE OF TEXAS

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COUNTY OF DALLAS

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RLV HOMEOWNERS ASSOCIATION, INC.

**POLICY ESTABLISHING THE COMPOSITION OF THE
ARCHITECTURAL REVIEW COMMITTEE**

- (1) This Policy controls and prevails over the terms in the Declaration in order to comply with an overriding statutory mandate pursuant to Section 209.00505 of the Texas Property Code.
- (2) Notwithstanding any provision contained in the Declaration to the contrary, this instrument outlines and describes how the Architectural Review Committee of the RLV Homeowners Association, Inc. ("*Association*") may be constituted.
- (3) A person may not be appointed or elected to serve on the Architectural Review Committee ("*ARC*") if the person is –
 - a. a current board member;
 - b. a current board member's spouse; or
 - c. a person residing in a current board member's household.
- (4) The affairs of the ARC shall be managed by three (3) voting Members and a non-voting Board liaison. The three (3) voting ARC members shall serve a term of two (2) years beginning at the second (2nd) Board meeting following the annual meeting.
- (5) No later than the second (2nd) Board meeting following the annual meeting, the Directors shall select ARC Members to replace those ARC members whose terms have expired. Selection shall be by simple majority vote of the Directors present at the Board meeting. In even numbered years, there shall be two (2) ARC members selected, and in odd numbered years, there shall be one (1) ARC member selected. Each ARC member shall serve a term of two (2) years starting at the second Board meeting following the annual meeting. An ARC member may serve multiple consecutive or non-consecutive terms. A Director shall be appointed by the Board as a non-voting liaison for that Board term.
 - a. Replacement. If an ARC Member resigns, the Board shall promptly select a new ARC member for the remainder of the unfinished term of the ARC Member who resigned. Selection shall be made by simple majority of the Directors present at a duly called Board meeting.
 - b. Removal. Any voting member of the ARC may be removed, with or without cause, by a simple majority vote of the Directors at any time. A successor may then and there be selected by a simple majority vote of the Directors to fill the ARC vacancy for the remainder of the term.

- c. Compensation. No ARC Member shall receive compensation for any service rendered to the Association. However, any ARC member may be reimbursed for reasonable, documented expenses incurred in the performance of ARC duties.
 - d. Process. A simple majority of the ARC members in attendance at a duly called ARC meeting is needed for an ARC decision to be in effect. However, an ARC decision on an ARC request may be rendered by electronic means without a meeting as long as all ARC members have the ability to participate, can hear each other or see what each other is saying or writing, vote, and the decision is reached by a simple majority of the ARC.
 - e. Informing Owners and Directors of ARC Decisions. Decisions on ARC requests will be provided to the Owner and to the Board President as described in paragraph 4 of the Policy for Procedures for Informing Owners of Architectural Decisions and Exercising the Right to Appeal. The ARC Members and appointed Director may communicate informally with owners by any means set forth in the ARC guidelines, the conditions of approval of ARC request, or triggering an ARC violation, as long it is made clear to the owner that the communication is not an ARC decision.
- (6) The appointed Director is authorized to attend any meeting of the ARC as a Board liaison; however, the Director, subject to the Procedures for Informing Owners of Architectural Decisions and Exercising the Right to Appeal, will not have voting rights to exercise or cast.

IT IS RESOLVED this Policy was duly introduced, seconded, and was thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. This Policy shall be filed of record in the Official Public Records of Dallas County, Texas.

Date: April 28, 2023.

RLV
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

Mike Spence
By: MIKE SPENCE
Its: PRESIDENT